

TOWN OF UNDERHILL

Development Review Board

VRV LIVING TRUST
SKETCH PLAN REVIEW
Docket #: DRB-20-10

| | |
|----------------------------|---|
| Applicant(s): | VRV Living Trust |
| Consultant(s): | Barnard & Gervais, LLC |
| Property Location: | 32 Downes Road (DW032) |
| Acreage: | ±19.0 Acres |
| Zoning District(s): | Rural Residential and Soil & Water Conservation |

Project Proposal: Sketch Plan Review of VRV Living Trust for a proposed 2-lot subdivision of property located at the aforementioned address.

2018 UNDERHILL UNIFIED LAND USE & DEVELOPMENT REGULATIONS RELEVANT REGULATIONS:

- Article II, Table 2.4 – Rural Residential (pg. 15)
- Article II, Table 2.7 – Soil & Water Conservation (pg. 24)
- Article III, Section 3.2 – Access (pg. 30)
- Article III, Section 3.7 – Lot, Yard & Setback Requirements (pg. 36)
- Article III, Section 3.8 – Nonconforming Lots (pg. 37)
- Article III, Section 3.13 – Parking, Loading & Service Areas (pg. 42)
- Article III, Section 3.17 – Source Protection Areas (pg. 53)
- Article III, Section 3.18 – Steep Slopes (pg. 55)
- Article III, Section 3.19 – Surface Waters & Wetlands (pg. 62)
- Article III, Section 3.23 – Water Supply & Wastewater Systems (pg. 66)
- Article VI – Flood Hazard Area Review (pg. 125)
- Article VII, Section 7.2 – Applicability (pg. 137)
- Article VII, Section 7.3 – Sketch Plan Review (pg. 142)
- Article VIII – Subdivision Standards (pg. 148)
- Appendix A – Underhill Road, Driveway & Trail Ordinance

CONTENTS:

- a. Exhibit A - VRV Living Trust Sketch Plan Review Staff Report
- b. Exhibit B - VRV Living Trust (DW032) Sketch Plan Review Meeting Procedures
- c. Exhibit C - Application for Subdivision
- d. Exhibit D - Project Narrative
- e. Exhibit E - DW032 Certificate of Service
- f. Exhibit F - Access Permit A-18-20
- g. Exhibit G - DRB Decision DRB-18-14
- h. Exhibit H - Wastewater Permit WW-4-4978

- i. Exhibit I - Slope Analysis
- j. Exhibit J - Wetland Analysis
- k. Exhibit K - Proposed Subdivision Layout(1)
- l. Exhibit L - Proposed Subdivision Layout(2)

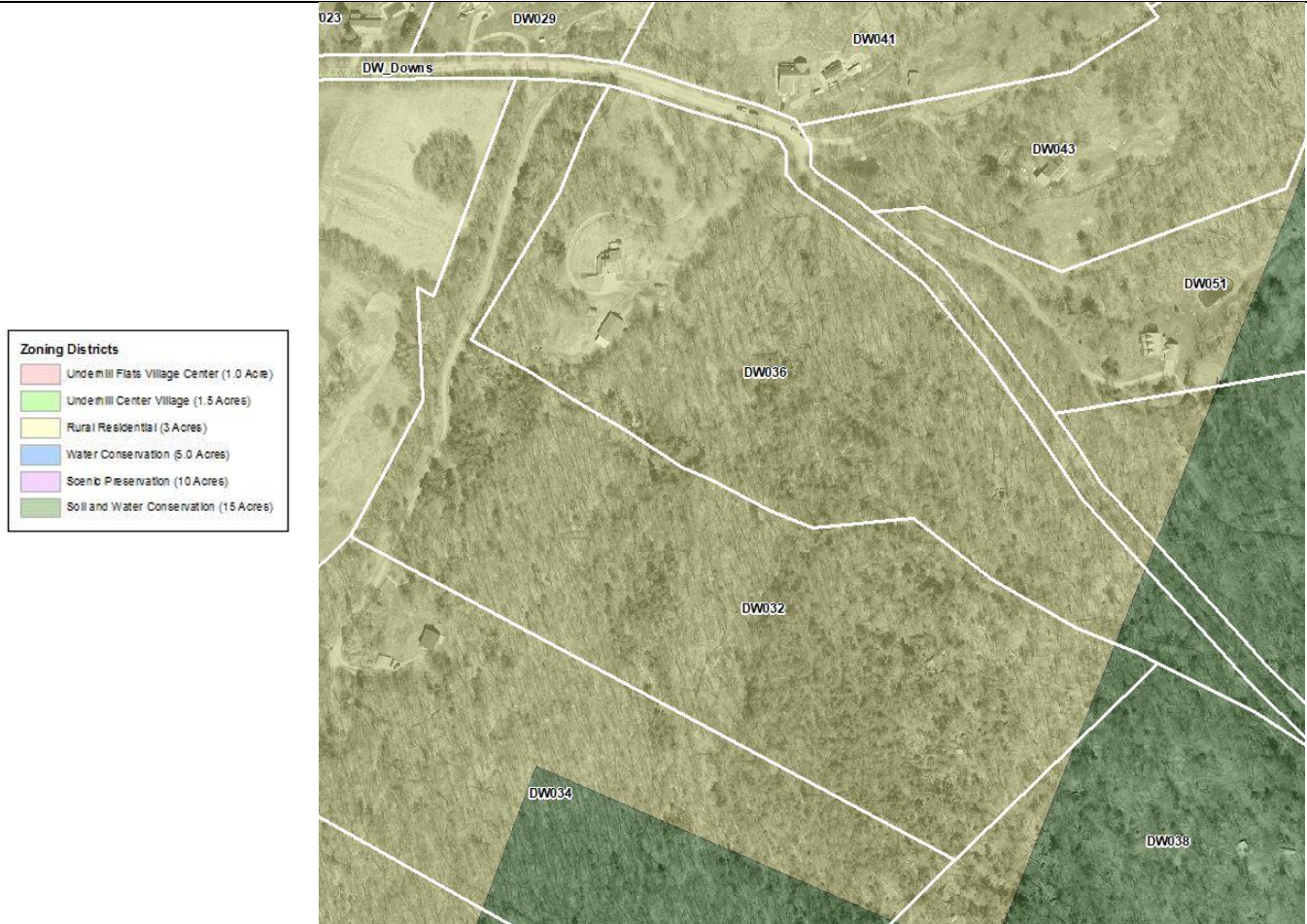
COMMENTS/QUESTIONS

1. **TABLE 2.4 – RURAL RESIDENT DISTRICT:** The Applicant will need to submit an access permit for the proposed Lot 2, as well as for the widening of Grant's Landing and segment of the driveway serving Lot 1 & 2.
2. **SECTION 3.2 – ACCESS:**
 - a. The driveway that will serve Lot 2 is currently constructed, but has not obtained certification.
 - b. An Access Permit will be required for the widening of Grant's Landing from 14 ft. to 20 ft.
 - c. While Grant's Landing is still considered a private driveway, frontage is potentially an issue.
 - d. Since the Applicant is proposing a two-lot subdivision, frontage can be waived when access involves a shared driveway in accordance with Sections 3.7.F.3.a and 8.6.A.2.a.
 - e. The Board should determine how to apply the frontage regulations prior to the Preliminary & Final Subdivision Review hearings in order to provide guidance to the Applicant.
 - f. The Applicant's plans depict Grant's Landing as being on the adjacent property. If that is the case, the Board should consider requiring the Applicant realigning the road.
3. **SECTION 3.7 – LOT, YARD & SETBACK REQUIREMENTS:** The proposed subdivision could potentially fail to satisfy the frontage requirements of the Rural Residential District (Lot 2) and the Soil & Water Conservation District (Lot 1).
4. **SECTION 3.2.3 – WATER SUPPLY & WASTEWATER SYSTEM:** Another wastewater system & potable water supply design will be required for the additional lot at the time of submitting an application for preliminary subdivision review.
5. **SECTION 8.2.F – LAYOUT:** The subject lot is already irregularly shaped, and therefore, subdividing the lot in a manner that does not perpetuate the irregularity is seemingly unavoidable.
6. **SECTION 8.2.G – BUILDING ENVELOPES:** The Applicant has not identified a proposed building envelope, and the Board should consider if they wish to require one prior to the submission of the plans for the preliminary subdivision review hearing.
7. **SECTION 8.2.I – LANDSCAPING & SCREEN:** The Board should consider if any landscaping and screening techniques should be implemented as a part of the subdivision application.
8. **SECTION 8.5 – STORMWATER MANAGEMENT & EROSION CONTROL:** The Board should consider requiring additional information relating to the stormwater and erosion impact from the construction of a second dwelling unit, another proposed driveway, and widening of the driveway and grant's landing.
9. **SECTION 8.6.A – ACCESS & DRIVEWAY:** The Board should consider if the pre-existing lot not currently containing a residence requires the proposed project to be reviewed under the development road standards and associated frontage requirements..
10. **SECTION 8.7.B – FIRE PROTECTION:** The Applicant shall consider how emergency services will be provided for the proposed Lot 2, as there may be difficulty relating to the configuration of the turnaround area.
11. **SECTION 8.8 – LEGAL REQUIREMENTS:**

- a. The Board should solicit information relating to any Road Maintenance Agreement in place (if one exists), and should one exist, encourage the Applicant to amend it to include the new lot.
 - b. Easements will be required regarding the shared driveway for both proposed lots.
 - c. An easement relating to the wastewater system may be required for both proposed lots.
 - d. Easements relating to stormwater could potentially be required for both proposed lots.
12. **APPENDIX A – ROAD & DRIVEWAY STANDARDS:** The Applicant should provide information relating to the access way at the time of the preliminary subdivision review hearing, at which time Staff will provide a more detailed assessment.
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STAFF FINDINGS OF RELEVANT SECTIONS

ARTICLE II – ZONING DISTRICTS



| | Rural Residential | Soil & Water Conservation | Proposed Lot Lot 2 | Proposed Lot Lot 1 |
|--------------------------------|-------------------|---------------------------|--|--|
| Lot Size: | 3.0 Acres | 15.0 Acres | ±3.0 Acres | ±16.0 Acres |
| Frontage: | 250 ft. | 400 ft. | 194 ft. (Downes Road) >400 ft. (Grants Landing) | 0 ft. (Downes Road) ±260 ft. (Grants Landing) |
| Setbacks: | | | | |
| • Front West | 30 ft. | 30 ft. | TBD | TBD |
| • Side 1 North | 50 ft. | 75 ft. | TBD | TBD |
| • Side 2 South | 50 ft. | 75 ft. | TBD | TBD |
| • Rear West | 50 ft. | 75 ft. | TBD | TBD |
| Max. Building Coverage: | 25% | 7% | TBD | TBD |
| Max. Lot Coverage: | 50% | 10% | TBD | TBD |
| Maximum Height: | 35 ft. | 35 ft. | TBD | TBD |

TABLE 2.4 – RURAL RESIDENTIAL**PG. 15**

Purpose Statement: Accommodate medium density development on land that has access to public roads where traditional development has taken place, where soil cover is thicker than on the hillside. The Rural Residential district allows for the continuation of existing commercial, residential, and public uses and to encourage future development, particularly along Route 15, Poker Hill Road and Irish Settlement Road that is compatible with these historic uses.

- The proposed subdivision will subdivide a ±19.0 Acre lot into two lots, which conforms with obtaining medium density development in this district:
 - The proposed Lot 2 will be three (3) acres.
 - The proposed Lot 1 will be 16 acres, and required to be at least 15 acres since a portion of the Soil & Water Conservation District bisects that proposed property.
- Both lots will be served by a shared curb cut on Downes Road, a Class III Road (see Exhibit G).
 - The shared driveway accessing Downes Road is currently and informally identified by the landowners as Grant's Landing.
 - Since three residences will be accessing the shared driveway, the road name will need to be formally recognized by the Selectboard.
- The Applicant obtained conditional use approval to impact steep slopes from the Board in 2018 (DRB-18-14) (see Exhibit G).
- The Applicant obtained access permit approval from the Selectboard to construct the driveway (A-18-20) (see Exhibit F).
 - The Applicant will need to submit an access permit for the proposed Lot 2, as well as for the widening of Grant's Landing and segment of the driveway serving Lot 1 & 2.
- The Applicant obtained a building permit to construct a single-family dwelling and a detached garage on the proposed Lot 1 (B-19-39).
- Lot 2 is presumably for a single-family dwelling.

TABLE 2.7 – SOIL & WATER CONSERVATION**PG. 24**

Purpose Statement: The Soil & Water Conservation District includes significant headwater and aquifer recharge areas, unique and fragile natural areas, critical wildlife habitat, and mountainsides and ridges characterized by steep slopes and shallow soils. The purpose of the district is to protect Underhill's more remote and inaccessible forested upload areas from fragmentation, development, and undue environmental disturbance, while allowing for the continuation of traditional uses such as forestry, outdoor recreation and compatible development.

- At this time, no development is proposed in the area depicted as Soil & Water Conservation.
 - The area of the lot located in the Soil & Water Conservation District is also located in an area depicted as Steep Slopes, and therefore, unlikely to be developed.

ARTICLE III – GENERAL REGULATIONS

SECTION 3.2 – ACCESS**PG. 30**

- Lots 1 & 2 will be accessed from Downes Road, a Class III portion of Downes Road, via a shared driveway (informally known as Grant's Landing).
- The driveway that will serve Lot 2 is anticipated to access the driveway approved under Access Permit #: A-18-20 (see Exhibit F).
 - Additional permitting will be required for that driveway.
- The driveway that will serve Lot 1 is currently constructed, but has not obtained certification.
 - This driveway is to serve a single-family dwelling with a detached garage, which were permitted under Building Permit #: B-19-39.

- An access permit will be required for the widening of Grant's Landing from 14 ft. to 20 ft.
 - A shared maintenance agreement shall be submitted as part of the preliminary subdivision review application.
- While Grant's Landing is still considered a private driveway, frontage is potentially an issue:
 - The proposed Lot 2 will fail to satisfy the frontage requirement along Downs Road (250 ft.)
 - Note however that the lot's nonconforming and irregular shape is attributed from the previous subdivision and shape of the lot.
 - The proposed Lot 1 will fail to satisfy the frontage requirement (400 ft. since the lot contains the Soil & Water Conservation District) should frontage be considered along Grant's Landing.
 - Since the Applicant is proposing a two-lot subdivision, frontage can be waived when access involves a shared driveway (§§ 3.7.F.3.a and 8.6.A.2.a).
- The Board should determine how to apply the frontage regulations prior to the preliminary & final subdivision review hearings in order to provide guidance to the Applicant.
- Grant's Landing does not satisfies the 12 ft. setback requirement under § 3.2.B.7.
 - The Applicant's plans depict Grant's Landing as being on the adjacent property. If that is the case, the Board should consider requiring the Applicant realigning the road.

SECTION 3.7 – LOT, YARD & SETBACK REQUIREMENTS

PG. 36

- One principal use/structure is expected for both lots – single-family dwellings.
 - Lot 1 was issued a building permit in 2019 (Permit #: B-19-39)
- One principal use/structure is assumed for Lot 2 – a single-family dwelling.
- The proposed subdivision could potentially fail to satisfy the frontage requirements of the Rural Residential District (Lot 2) and the Soil & Water Conservation District (Lot 1).
 - See Section 3.2 above for the frontage related issues.
 - If the proposed lots fail to meet the frontage requirements, a frontage waiver for both lots could potentially be required based on how the Board applies the frontage regulations
 - Frontage may be waived in accordance with §§ 3.7.F.3 a and 8.6.A.2.a if the lots are accessed via a shared driveway serving up to 3 lots.
 - The access way serving the subdivision is informally named Grant's Landing and currently serves two residences, though a fourth residence will be accessed from this shared driveway should 30 Downes Road be developed in the future..
 - The proposed Lot 2 will access the driveway currently serving the proposed Lot 1.

SECTION 3.8 – NONCONFORMING LOTS

PG. 37

- The subject lot fails to meet the frontage requirements of the Rural Residential District, as the property is a flag lot – containing ±194 ft. of frontage along Downes Road.
 - Since the subject lot contains an area of the Soil & Water Conservation District, a frontage of 400 ft. is required.
 - Since the lot is served by a shared driveway, frontage may be waived in accordance with §§ 3.7.F.3.a and 8.6.A.2.a.

SECTION 3.13 – PARKING, LOADING & SERVICE AREAS

PG. 42

- The lot retaining the house presumably satisfies the parking requirement for a single-family dwelling – 2 parking spaces per dwelling.
- The proposed parking area for Lot 1 shall be designed for two parking spaces for assumedly a single-family dwelling.

- Parking requirements for single-family dwellings have been typically verified at the building permit phase of development.

SECTION 3.17 – SOURCE PROTECTION AREAS

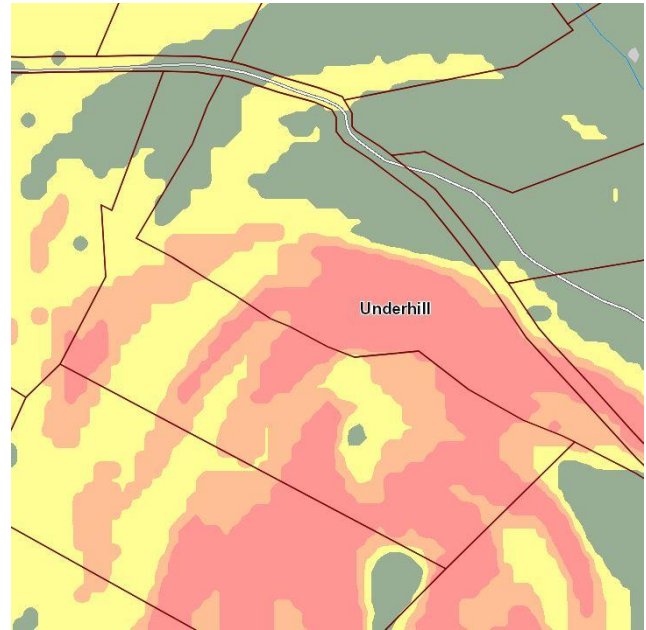
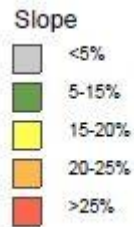
PG. 53

- The subject lot is not located within a Groundwater Source Protection Area.

SECTION 3.18 – STEEP SLOPES

PG. 55

- Areas of steep slopes (15-25%) and very steep slopes (>25%) are present on the existing lot, as depicted by the Agency of Natural Resources.
- In 2018, the Applicant submitted documentation that better defined the steep slopes on the property (see Exhibit I).
 - The proposed dwelling lot on the proposed Lot 2 appears to be an area that does not contain steep slopes; however, the driveway may impact steep slopes, thus requiring review similar to the previous application (see DRB-18-14).
 - The Board performed a similar review relating to the impact to steep slopes for the construction of the existing driveway – see Exhibit G.
- No additional impact other than what has been presented appears to be proposed.



SECTION 3.19 – SURFACE WATERS & WETLANDS

PG. 62

- The Agency of Natural Resources Atlas website does not depict any areas of wetlands, nor does it depict any surface waters, on the property.
- As part of the previous application, (DRB-18-14) the Applicant submitted documentation illustrating that there were no wetlands in the project area (see Exhibit J).

SECTION 3.23 – WATER SUPPLY & WASTEWATER SYSTEMS

PG. 66

- Currently, the subject lot contains a Wastewater System & Potable Water Supply Permit (WW-4-4978; Exhibit H) for a four bedroom, single-family residence with an on-site drilled well and on-site wastewater disposal system.
 - Presumably, this wastewater system is for the single-family dwelling already permitted (B-19-39), and therefore, another wastewater system & potable water supply design will be required for the additional lot at the time of submitting an application for preliminary subdivision review.

ARTICLE VI – FLOOD HAZARD AREA REVIEW

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- No Special Flood Hazard Areas were depicted on the existing lot according to the ANR Website; therefore, review under this section is not required.

ARTICLE VII – SUBDIVISION REVIEW

SECTION 7.2 – APPLICABILITY

PG. 137

- The Applicant is proposing a 2-Lot subdivision that meets the requirements of Section 7.2.E.1.a.
- Staff recommends that the project be classified as a minor subdivision.

SECTION 7.3 – SKETCH PLAN REVIEW

PG. 139

- See Exhibit D pertaining to the purpose statement for Sketch Plan Review.
- The Applicant has submitted the necessary materials for the Board to make a decision about the application.

ARTICLE VIII – SUBDIVISION STANDARDS

SECTION 8.1 – APPLICABILITY

SECTION 8.1.B – REQUEST FOR MORE INFORMATION

PG. 148

- Technical review is not required at this time.

SECTION 8.1.C – FINDINGS OF FACT

PG. 148

- Findings of fact are not required at this stage of the subdivision review process.

SECTION 8.1.D – MODIFICATIONS & WAIVERS

PG. 148

- The Applicant has not requested any modifications or waivers at this time.
 - Should the Board find that a frontage waiver will suffice, as the waiver would conform with §§ 3.7.F.3.a and 8.6.A.2.a, a request should be made as part of the preliminary subdivision review application.

SECTION 8.2 – GENERAL STANDARDS

SECTION 8.2.A – DEVELOPMENT SUITABILITY

PG. 149

- No unforeseen undue adverse impacts to the public health, safety or the character of the area in which the proposed development is located are anticipated.
 - Impact to steep slopes in this area of Town are hard to avoid; however, with further analysis of the area, and as presented in the previous Applicant (DRB-18-14), the Applicant has presented information illustrating that the impact to steep slopes will be, and was, minimized.
- The Applicant has not expressed any intention of setting aside land as open space that would be excluded from subsequent development, lands that periodically flood, have poor drainage, contain very steep slopes (>25%), or have other known hazards, or that is otherwise not suitable to support structures or infrastructure.

SECTION 8.2.B – DEVELOPMENT DENSITY

PG. 149

- The proposed subdivision meets the density requirements of this Section.

SECTION 8.2.C – EXISTING SITE CONDITIONS

PG. 149

- The proposed subdivision does not appear to be adverse to any of the existing site features or natural resources listed in this subsection, other than the natural topography and drainage

patterns (§ 8.2.C.1), which was partially addressed in the previous DRB application (See Exhibit G; DRB-18-14).

- See § 3.18 above for more information.

SECTION 8.2.D – UNDERHILL TOWN PLAN & REGULATIONS

PG. 150

- The proposed project appears to conform to the *Underhill Town Plan* and the *Underhill Unified Land Use & Development Regulations*.

SECTION 8.2.E – DISTRICT SETTLEMENT PATTERNS

PG. 150

Rural Districts. Subdivisions within the Rural Residential, Water Conservation and Scenic Preservation Districts shall be designed and configured to reinforce the rural character and historic working landscape of these districts, characterized by forested hillsides and hilltops, open fields, and moderate to low densities of residential development interspersed with large contiguous tracts of undeveloped land. Lots shall be configured to maintain contiguous tracts of open land between adjoining parcels.

Soil & Water Conservation District.

Subdivisions within the Soil & Water Conservation Districts shall be designed and configured to avoid undue adverse impacts to existing forest resources and environmentally sensitive upland areas, including watersheds and significant wildlife habitat and travel corridors, and to maintain traditional land uses including forestry and outdoor recreation. To the extent physically feasible, fragmentation of productive forest lands and significant wildlife habitat shall be avoided, and lots shall be configured to maintain contiguous tracts of open land between adjoining parcels. Lots created for the purpose of constructing dwellings or other structures in this district shall not result in the development of environmentally sensitive areas identified in the town plan or through site investigation, as specified in Section 8.3.

- The proposed project appears to conform with the Rural Districts settlement patterns outlined in Section 8.2.E.1 (see directly to the left).
- The subject lot contains a small area of Soil & Water Conservation towards the northeast portion of the property; no development is proposed in this area at this time.
 - This area is located in an area containing steep slopes and very steep slopes (see Section 3.18 above), and is unlikely to be developed at this point in time.

SECTION 8.2.F – LAYOUT

PG. 151

- The proposed subdivision appears to conform with the requirements of Subsections 8.2.F.1-8.2.F.3.
 - *NOTE:* as outlined in Sections 3.2 and 3.7 above, frontage could potentially be an issue depending how the Board applies the frontage regulations.
 - In some instances, the proposed subdivision has many of the same issues as presented in the recent Potvin Subdivision Application (DRB-20-01).

- The subject lot is already irregularly shaped, and therefore, subdividing the lot in a manner that does not perpetuate the irregular-ness is seemingly unavoidable.
- Upon subdividing, no more lots can be created (at least under the current iteration of the zoning regulations).

SECTION 8.2.G – BUILDING ENVELOPES

PG. 151

- The Applicant has not identified a proposed building envelope, and the Board should consider if they wish to require one prior to the submission of the plans for the preliminary subdivision review hearing.

SECTION 8.2.H – SURVEY MONUMENTS

PG. 151

- No findings.

SECTION 8.2.I – LANDSCAPING & SCREENING

PG. 151

- Due to the construction of the driveway (which is to serve the proposed Lot 1), the vegetation surrounding the driveway area has been clear-cut, thereby eliminating the naturally occurring landscape and screening techniques that previously existed.
 - The Board should consider if any landscaping and screening techniques should be implemented as a part of the subdivision application.

SECTION 8.2.J – ENERGY CONSERVATION

PG. 152

- No findings.

SECTION 8.3 – NATURAL CULTURAL RESOURCES

SECTION 8.3.A – RESOURCE IDENTIFICATION & PROTECTION

PG. 152

- No information pertaining to, nor has any identification relating to, significant cultural and natural features necessitating protection has been submitted for consideration.

SECTION 8.3.B – SURFACE WATERS, WETLANDS & FLOODPLAINS

PG. 153

- See Section 3.19 and Article VI above for more information.

SECTION 8.3.C – ROCK OUTCROPS, STEEP SLOPES, HILLSIDES & RIDGELINES

PG. 153

- See Section 3.18 above for more information.

SECTION 8.3.D – NATURAL AREAS & WILDLIFE HABITAT

PG. 154

- A priority level 7 habitat block is located on the existing lot (see directly to the right).
 - Due to the construction of the driveway, the habitat block has been further impacted and does not accurately reflect what is likely the current habitat block.
- The ANR Biofinder has also identified the following priority characteristics:
 - Terrestrial Wildlife Road Crossing (at the intersection of Grant's Landing and Downes Road)
 - Highest Priority Interior Forest Block (in a similar area as the habitat block identified to the right)



- Highest Priority Connectivity Block (in a similar area as the habitat block identified to the right)
- Representative Physical Landscape Diversity (in a similar area as the habitat block identified to the right)

SECTION 8.3.E – HISTORIC & CULTURAL RESOURCES

PG. 155

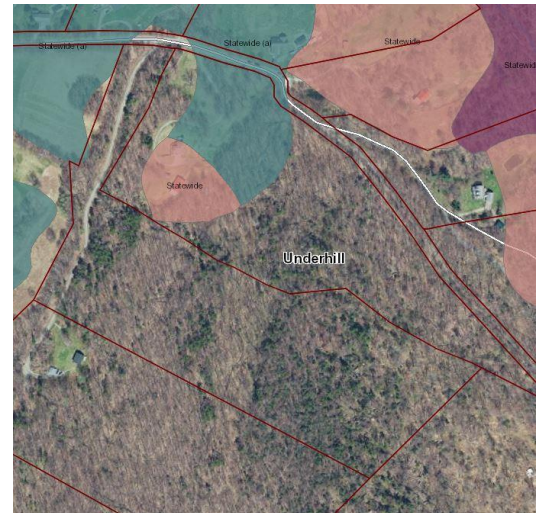
- Staff is unaware of any historic and cultural resources located on the existing lot.

SECTION 8.3.F – FARMLAND

PG. 155

- A small area of prime agricultural soils near Grant's Landing (see directly to the right) exists on the lot, but does not appear as though it will be impacted.

| | |
|---|---------------|
|  | Local |
|  | Local (b) |
|  | Not rated |
|  | Prime |
|  | Prime (b) |
|  | Prime (f) |
|  | Statewide |
|  | Statewide (a) |
|  | Statewide (b) |
|  | Statewide (c) |



SECTION 8.3.G - FORESTLAND

PG. 156

- The proposed Lot 2 will be located in an area that was largely cleared in order to construct the driveway approved by the Selectboard (Access Permit #: A-18-20; Exhibit F); and indirectly approved by this Board for the impact to steep slopes (DRB-18-14, Exhibit G).
- Staff is unaware if the proposed development will result in additional forest clearing.

SECTION 8.4 – OPEN SPACE & COMMON LAND

SECTION 8.4.A – OPEN SPACE

PG. 157

- The Applicant is not proposing to designate any land as open space.

SECTION 8.4.B – COMMON LAND

PG. 158

- The Applicant is not proposing to designate any land as common land.

SECTION 8.4.C – LEGAL REQUIREMENTS

PG. 158

- No findings.

SECTION 8.5 – STORMWATER MANAGEMENT & EROSION CONTROL

PG. 158

- The Board should consider requiring additional information relating to the stormwater and erosion impact from the construction of a second dwelling unit, another proposed driveway, and widening of the driveway and grant's landing.

SECTION 8.6 – TRANSPORTATION FACILITIES

SECTION 8.6.A – ACCESS & DRIVEWAY

PG. 160

- The proposed Lot 2 will be accessed from the currently existing driveway that serves the proposed Lot 1.
 - The already existing driveway currently connects with Grant's Landing, which is still considered a driveway since it only serves one completed residence and one residence under construction.
 - Upon the proposal of a fourth residence, Grant's Landing will formally become a development road.
 - The Board should consider if the pre-existing lot not currently containing a residence requires the proposed project to be reviewed under the development road standards and associated frontage requirements.
- Sections 3.2 and 8.6.A seemingly apply, though Section 8.6.B may apply depending on the Board's interpretation (see above for more information as it relates to the *Underhill Unified Land Use & Development Regulations*). See Appendix A below for more information as it relates to the *Underhill Road, Driveway & Trail Ordinance*.

SECTION 8.6.B – DEVELOPMENT ROADS

PG. 161

- This subsection may not apply; however, if the Board finds that it does, further analysis can be provided during the next phase of the application process.

SECTION 8.6.C – PARKING FACILITIES

PG. 162

- This subsection does not apply.

SECTION 8.6.D – TRANSIT FACILITIES

PG. 162

- This subsection does not apply.

SECTION 8.6.E – PEDESTRIAN ACCESS

PG. 162

- This subsection does not apply.

SECTION 8.7 – PUBLIC FACILITIES & UTILITIES

SECTION 8.7.A – PUBLIC FACILITIES

PG. 162

- An undue burden on existing and/or planned public facilities is not anticipated.
- Comments from the Mt. Mansfield Union School District and Road Foreman will be solicited during the Preliminary/Final Subdivision Review process.

SECTION 8.7.B – FIRE PROTECTION

PG. 163

- An undue burden on the Underhill-Jericho Fire Department is not anticipated.
- Comments from the Underhill-Jericho Fire Department will be solicited during the Preliminary/Final Subdivision Review process.
 - The Applicant shall consider how emergency services will be provided for the proposed Lot 2, as there may be difficulty relating to the configuration of the turnaround area.

SECTION 8.7.C – WATER SYSTEMS

PG. 163

- See Section 3.23 Above.

SECTION 8.7.D – WASTEWATER SYSTEMS

PG. 163

- See Section 3.23 Above.

SECTION 8.7.D – UTILITIES

PG. 164

- No findings.

SECTION 8.8 – LEGAL REQUIREMENTS

PG. 165

- The Board should solicit information relating to any Road Maintenance Agreement in place (if one exists), and should one exist, encourage the Applicant to amend it to include the new lot.
 - If a Road Maintenance Agreement does not exist, the Board should consider as a conditional of approval the creation of one.
- Easements will be required regarding the shared driveway for both proposed lots.
- An easement relating to the wastewater system may be required for both proposed lots.
- Easements relating to stormwater could potentially be required for both proposed lots.
- The Applicant should submit draft deeds containing any associated easements prior to the Preliminary/Final Subdivision Review hearing.

APPENDIX A – ROAD & DRIVEWAY STANDARDS

- The Applicant should provide information relating to the access way for Grant's Landing and the proposed driveway serving Lot 2 at the time of the preliminary subdivision review hearing, at which time Staff will provide a more detailed assessment.
 - Profiles of Grant's Landing and the driveway serving the proposed Lot 2 should be submitted.
- An access permit application shall be submitted at the time of the final subdivision review hearing.